CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive. A .- 25 FEET FRONT; EAST 10TH ST.; GOOD neighborhood; could be altered to a flat; rare oppor-nuity for a builder. GEO. SEGEE, 171 Broadway. A.-VARICK ST., NEAR CANAL.-FULL LOT, OLD Building; reasonable price.
ALFRED E. MARLING, 150 Broadway. A.-BOND ST.-EXTRA SIZE LOT FOR SALE; REA-senable price, ALFRED E. MARLING, 150 Broadway. A NEW SIX STORY BUILDING ON SOUTH 5TH av. for sale choap. T. S. CLARKSON & CO., 55 Liberty 81,

Above 14th St., 5th Av. to East River, A .- FOR SALE-LENOX HILL RESIDENCES. NOS. 46 AND 48 EAST 72D ST.

THE FINEST WIDE STREET IN THE CITY. GRAND ENTRANCE TO CENTRAL PARK.

GRAND ENTRANCE TO CENTRAL PARK.

HIZES 23 AND 24 FERT IN WIDTH.
These houses are thoroughly and substantially constructed, admirably arranged, elegantly finished and countain all the latest modern features.

MCCAFFERTY & BUCKLEY, Archisects and Builders, office, 884 Park av., near 53d at.

HOUSES OPEN DAILY (SUNDAYS INCLUDED).

A.—LENOX HILL.—CORNER HOUSE; SUNNY AND modern; 20 rooms; cabinet trim; built for owner, and offered very low because of leaving city; contains Turkin bath and plung; would exchange for vacant Property, ready for improvament. Apply to BELLAMY & WINANS, 859 5th av., or WM. P. SEYMOUR, 171 Bway.

A.—850,000—DESTRABLE BROWN STONE HOUSE, 53d at., close to 5th av.; others central locations, \$30,000, \$100,000 and upwards.

WM. P. SEYMOUR, 171 Broadway.

A DESIRABLE CORNER LOT ON MADISON AV.,

WM, P. SEYNUUR, I'd STORY

A POUR STORY SINGLE PLAT (20X60),
brown stone, near Park av, below 60th st. all rented,
only \$4.000 cash required; a well paying investment.

Owner, Horald Agency, 150 East 47th st.

A.—ON 3D AY, NEAR 100TH ST., FOUR LOTS FOR
sale; price very low,
L, J. CARPENTER, 41 Liberty and 1,181 3d av.

A SPECIAL BARGAIN.—ELEGANT FOUR STORY

A SPECIAL BARGAIN.—ELEGANT FOUR STORY

A SPECIAL BARGAIN.—ELEGANT FOUR STORY

BY STORY BOWN BY STORY FOR STORY

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A SECOND CASH WILL BUY THREE STORY DWELL

A SECOND CASH WILL BUY THREE STORY

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A FINE CORNER ON STH AV. BELOW 23D ST.

TO SAME TO SECOND BY ST. NEAR LEXINGTON BY ST.

A CHEAP HOUSE ON STH ST. NEAR LEXINGTON BY ST.

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A NEAR STH BY ST.—THREE STORY

A.—NEAR 5TH AV., 129TH ST.—THREE STORY brown stone, 18.9x30x10,11 feet; price \$15.500.

PORTER & CO., 211 Wess 125th st.

PORTEIL & CO., 211 Wess 125th st.

HARGAIN.—NO. 125 EAST 105TH ST. LEXINGTON and 4th avs. three story, high steen, brown stone, 168x100; all improvements; good order; \$10,000.

BULDERS—TWO LOTS, NORTH SIDE 90TH ST., 62 feet sast of Madison av.; 51 feet by half block; no exchange, Owner, 168 West 70th.

CORNER BUILDING, 153 EAST 29TH ST.; FOUR story brick; price \$14,000; mortgage \$8,000.

GEO. N. VERITZAN, 223 Bowery.

CORNER HOUSE ON 1ST AV. INQUIRE 4 WEST CORNER, NEAR GRAND CENTRAL DEPOT, \$28,000 good House. S. VAN WINKLE & CO., 26% East 42d at CHOICE LOT, 25,11X05, MADISON AV., 118TH AND 114th st. J. L. O'BRIEN, 812 Broadway.

CHOICE LOT, 25.11X05, MADISON AV, 118TH AND
114th st.

J. L. O'BRIEN, 812 Breadway.

EAST 52D ST., BETWEEN 18T AND 2D AVS.—FIVE
story brown stone Flat, 18.9x65x105; rents 51.698; price
\$17,000; mortgage \$10,000.

GEO. N. VEBITZAN, 228 Bowery.

FOR NALK.—SUPPER FOUR STORY DWELLINGS.
5 and 5 East 92d st.; 21 foot fronts; dining room extensions; no better bouses anywhere or lower prices. Three
story Dwellings, 1,305 to 1,313 Madison av., corner 93d
st.; first class houses, just finished; 20 foot fronts; one
corner. It will pay purchaseors to lock at them.

WALEER REID, Owner,
on premises, or 1,472 3d av.

FOR SALE OR LEASE—ON ACCOUNT OF DEATH
of the owner, Malt Home, on East 61st st., in complete
working order; good will; liberal terms will be made, to
parties wishing to purchase or losse the property. Apply to GUGGENHEIMER & UNTERMETER, 50th st.

MOR SALE—NOS. 2 AND 8 EAST 04TH ST.; FOUR
story and besement brick and stone front Dwellings;
first class in construction, finish; hardwood throughout,
butler's pantry and second story battreem extension;
good location; price \$33,000. Apply on bromises or to
JOHN M. GRAY, Owner and Baildor, 2006, East 85th st.

FOR SALE—HOUSE AND LOT, 14 IRVING PLACE,
corner 15th st. Incurred 15th tring place.

FOR SALE-HOUSE AND LOT, 14 IRVING PLACE, orner 15th st. Inquire 14 Irving place. GREAT BARGAIN-HANDSOME HOUSE NEAR Madison av.; cost over \$10,000, will be sold for less than \$13,000; only \$1,500 cash required; possession at once. SIRE BROS, 183 Broadway. SIRE BROS., 185 Breadway.

Flaving SOLD THE BALANCE OF THE ROW, I
offer the remaining three story, 18 foot brown stone
Dwelling, with immediate possession; strictly private
locality; price \$16,000; four per cent mortgage. Apply
on premises, 1,468 Lexington av; always open.
F. HOUGHTON, 145 Broadway.

F. HOUGHTON, 140 Broadway.

NEW BROWN STONE DWELLING; MIRRORS, DECorations, sanitary plumbing; immediate possession; owner, premises. 232 East 116th st.

ONLY \$15,000.—02D ST., NEAR PARK AV.
Three story high steep Residence.

MORRIS B. BAER & CO., 70 and 72 West 34th st.

STUYVESANT SQUARE, EAST 15TH ST.—DESIRA-ble four story high stoop private House; full size lot; very desirable location, FOLSOM BROTHERS, 584 Broadway. TWO DECORATED PRIVATE DWELLINGS FOR sale, 1,232 and 1,234 Madison av., between 88th and 88th ster; watchman on the premise.

E. KILPATRICK, Builder.

17 EAST 128TH ST.—DESIRABLE FRAME HOUSE, 22 feet front, good order, \$13,500. KETCHAM & BUTLER, 58 West 125th. 23D, NEAR 4TH AV.—DESIRABLE FOUR STORY House, 28x20x36;D: choice business location, FOLSOM BROTHERS, 834 Broadway.

BROTHERS, 834 Broadway,

62D ST., ADJOINING MADISON.-GENUINE SACrilice, barguin seeket notice.-Brown stone Dwelling
hought under foreolosure; will self below actual cost,
DITCHRTT, 2 New Chambers at. 85,000.—CORNER, NEAR 42D ST.: PAY 25 FER cent on your money. STEIN, 940 24 av. ent on your money.

STEIN, 940 2d av.

\$11,500.—THREE STORY HIGH STOOP BRICK
House, medium size; west of Lexington av. 131 East
25d at. \$35,000 PURCHASES ELEGANT BROWN STONE private Residence below 40th st., adjoining Park av. ANDERSON, 89 White st.

Above 14th St., 5th Av. to North River.

Above 14th St., 5th Av. to North River.

A.-A.-BEFORE BUYING ANYWHERE ELSE CEMBERS HOUSES
FINEST HOUSES
FINEST STREET
In this city.

BUILT BY JOHN G. PRAUE, ARCHITECT.

Perfectly magnificous in all details and finish.
NOS. 133 TO 191 WEST SETH ST.,
bouldward street, 100 feet wide, no other street in the world as fines in its artistic larging out; houses full width and of immense dopth; back steircases, double cellars, &c. Apply to POWER, \$20 Columbus av.

A.-YOUR ATTENTION IS CALLED TO THE SIX FOUR STORY AND BREMENT BROWN STONE HOUSES, WITH THREE STORY EXTENSION.

133-168 WEST 78TH ST.;
built by day's work; hard wood throughout; tiled bathraoms; parques floors; percein tube; spacious cloaots.

PRICES \$32,000 AND \$34,000.

Apply on premises or to comerc.

CHAS. H. PARSONS,

252 WASHINGTON ST.

NOS. 44 AND 48 WEST 75TH ST.
TWO REMAINING OUT OF TEN;
Examine them or send for pamphlet.
Stroot restricted; asphalt pavement;
Title Guarantee and Trust Co. policy,
JAMES T. HALL, OWNER AND BUILDER,
10 WEST 25D ST.

AN EXCEPTIONALLY WELL BUILT FOUR STORY brown stons Private Residence, 18x55x102.2, with three story extension: a restricted block in the tanderloin of the wast side; will be sold at a less price than the cost to build. Call or sand for complete list of west side property, just published.

PRANK L. PISHEB & CO.,

1,357 Columbus (6th) av., southwest corner Sist at.

A FOUR STORY 10 FOOT BROWN STONE PRIVATE Dwalling, decreated and gas fixtures; near Central Park and "L" station; price only \$29,000 to a quick buyer. Call or sand for compined list of west side property, fast published. FRANK L, 718HER & CO., 1,357 Celumbus (9th) aw., southwest corner Sistes.

A -HANDSOME HOUSES ON THE WEST SIDE: four story Dwallings on West End av., 78th and 77th stat, prices low; easy terms; also small lionees in Harlom Always open.

DORE LYON, 321 West 136th et.

prices low: easy terms; also small Houses in Harlom.

Always open.

DORE LYON, 321 West 138th et.

ATTENTION.—FOR THE HANDSOMEST AND chanest first class, new four near the house on Manhattan Island look at 32 West 92d at.; will be seld at a largain.

A.—839,000 Will BUY 165 OF 167 West 75TH ST., four story modern Dwellings, three story extensions; construction highest class; rare bargains.

WILLIAM W. HALL, owner, on premises.

A.—FOR SALE, A PROMINENT AND VALUABLE cornst Property for improvements: the Lote; old Buildings; near Fifth Avenue Hotel. Apply to WM. F. SEY-MOUR, 171 Breadway.

A SARBAIN: ONLY ONE LEFT.—84 WEST SOTH

MOUR, 171 Brokdway.

A BARGAIN: ONLY ONE LEFT, -84 WEST SOTH
at, four story 20 feet extra fine Residence: improving
neighborhood; must be sold this week; see it.

F. CRAWFORD, Builder, 114 West 72d st.

A DESIRABLE STABLE FOR SALE, 18TH ST., NEAR OTH AV.; \$18,000, ALDEN & STERNE, 9 EAST 14TH ST. A.-6TH AV., NEAR 36TH ST.-TWO BUILDINGS, 40 feet front, for sale or to lease.
T. S. CLARKSON & CO., 55 Liberty st.

A-MANHATTAN AV. NEAR 121ST ST.-THREE story brown stone, 15x36x80 feet; price \$15,000; ront \$1,000. PORTER & CO., 211 West 125th st. A.—128TH ST., NEAR TH AV.—THREE STORY brown stone; size 10,50x08,11 feet; price \$15,000. PORTER & CO., 211 West 125th st. A LINE OF WEST END AV. HOUSES, 830,000 TO \$40,000. J. W. STEVENS, Sollevard corner 88th, Columbus av. corner 98d, Columbus av. and 104th. bus av. corner 984, Columbus av. and 10445.

A. SIX OHOLOE FOUR STORY 19 AND 20 FOOT
House, 78th st., saxt of 1045 av., 832,000.

J. C. BENNETT, 1,288 COLUMBUS (DTH) AV.

A GOOD HOUSE IN A GOOD LOCATION, 252 WEST
886, 827,000. Permits of BYATT, 1,675 Broadway. AUDUBON AV., NEAR 185TH ST., 114X175. J. L. O'BRIEN, 812 Broadway.

CITY REAL ESTATE FOR SALE. Above 14th St., 5th Av. to North River, Δ. THE FINEST AND BEST FINISHED

THREE STORY HOUSES IN HARLEM offered at a low price and on easy torms.

Hardwood cabinet finish parquest floors, sanitary plumbing; overything first class.

Apply on premises. Open evenings. 136TH ST., BETWEEN 7TH AND 8TH AVS. "L" station at 135th st.

SELECT NOW TO OBTAIN A CHOICE OF HOUSES.

A.-A.-A.-72D ST. THE WEST SIDE 5TH AV.-EX-amine to-day; the fluest 25 feet palatis! Residence, built with the most careful supervision that long exper-ence commands; few their equal in spaciousness and elegance; one superbly decorated; price reasonable. F. CRAWFORD, 114 West 72d.

BARGAINS.—JEROME AV., COTTAGE AND TWO Lots, \$2.800; terms easy three lots on Sedgwick av, near Macomb's Dam Bridge; fine location; \$2,500; will divide; terms easy.

E. OSBORNE SMITH, 5 Beckman at.

BRICK STORES AND FOUR FAMILY FLATS, NEAR new, 68th st., west side station; renails \$2,500; sacrifice at \$20,000; only \$3,300 required.

GIBSON, 58 Liberty st. BARGAIN-21ST ST., BETWEEN 7TH AND STH ave., large Dwelling; oney terms.

KETCHAM, 166 West 10th.

BXAMINE
Nos. 301 to 308 West 89th st.,
between West End av. and Riverside Drive;
superior built three and a half story brown and red
stone Dwellings, 20x55 and extension;
location unsurpassed.
Apply to cwner, on premises, W. E. LANCHANTIN, or
146 Broadway, room 304.

ELEGANT THREE STORY AND BASEMENT brown stone House, built for only two families. 302 West 137th et. 137th st.

FOR SALE—ONLY \$34,000—A DESIRABLE FOUR story high stood dining room extension Dwolling, within a few doors of and west of 5th av., near Windsor Hotel.

E. H. LUDLOW & CO.,

47 Liberty and 500 5th av.

FOR SALE OR LEASE FOR TERM YEARS—PLOT Ground, Sth av. (west side), 58th, 57th sts., 200x275; will divide; also southeast corner Sth av., 58th st.; estate Peter A. Hegeman. 150 Brondway, 11 till 1 only. FINE INVESTMENT PROPERTY: TWO NEW Apartment Houses, with improvements; bargaie to a quick purchaser; near our office.

JOHNSTON & LENDRUM, 9th av. and 34th st. FOR SALE—NO. 15 WEST 120TH ST.—A THREE story brick and brown stone Dwelling, unusually well built; decorated throughout; open for inspection. FOR SALE CHEAP TO QUICK BUYER-FULL LOT, unrestricted, on West End av. Address OWNER, 50 West 106th st., city. FOR SALE-VALUABLE TRACT OF LAND ON MAN-hattan Island, south of Inwood. 54 Stone, room 8.

FOR SALE-ON WEST END AV. TWO LOTS, EACH 25x100. Address ANTHONY, Herald office. NEAR MORNINGSIDE PARK, THREE STORY Stone modern; all latest features: your own terms, 573 PLOT OF FOUR LOTS, BELOW 05TH ST., CLOSE to and west of 0th av., for sale at a reasonable figure; terms easy. Apply to GEO. R. READ, Aster Building, 9 Pine st. (3.052)

ST. NICHOLAS AVENUE LOTS.—SIX LOTS, NORTH-west corner 151st at: fine building site; no rock; price \$35,000; 75 per rest may remain on mortgage. Apply owner, 12 East Sist st. TWO FOUR STORY BRICK HOUSES, NEAR STH. v. let in floors 22,6x60x100; price \$17,500 each; little

JOHNSTON & LENDRUM, 34th st. and 9th av. TWO LOTS, NORTH SIDE SSTH ST., 100 PT. WEST of Amsterdam av. OTTO ERRST, South Amboy, N. J.

30TH AND SIST., NEAR 5TH AV.—GREAT BARgains. LUDLOW, DAY & CO., 54 West Sist,

97TH ST.—817,500.—THREE STORY HIGH STOOP.
Dwelling, cabinet trim, 18250x100; decorated, gas fixtures; 9th to 10th av.; a burgain,

J. EDGAR LEAYCRAFT, 1.544 Broadway.

J. EDGAR LEAYCRAFT, 1,046 Broadway.

186 WEST END AV. NEAR 73D ST.—WITH FINE river view, four story and basem mt, bay window front, hardwood eshinet Snish, decorated, mirrors and gas fix-tures throughout; in perfect order and ready for immediate eccupancy; open for inspection.

ALEX. CASH, ewner, 77 8th av.

\$5,000 CASH AND \$12,000 MORTGAGE WILL BUY
House and Lot, 25x100, between 8th and 9th ava.

CAMPBELL & GALLON, 207 West 42d st.

\$7,500.—LEASEHOLD DWELLING, WEST 46TH ST.:
two renewals twenty years each; size 20x60x100; location between 8th and 9th ava.; a bargain; ground rent
\$360, taxes \$162; good order.

J. EDGAR LEAYORAFT, 1,544 Broadway. \$7,750 CASH, \$22,000 MORTGAGE, WILL BUY NEW Apartment House, all reuted; rests \$2,978.
HYATT, 1,675 Broadway. \$3,500,-355 WEST 55TH ST., ASTOR LEASEHOLD, 20 feet front, in fine condition; possession. HYATT, 1,675 Broadway.

North Side (Above Harlem River). COTTAGES.—MORRIS HEIGHTS (DOCK); NORTH-ern Railroad; 24th ward; all improvements; \$4,500 np-ward. ANDREW POWELL, 167 Broadway. CORNER 107TH AND TIFFANY STS., WITH "L" ON Fox at.

J. L. O'BRIEN, 812 Broadway.

ELEGANT RESIDENCE, STABLE AND GOOD grounds, Norris Heights, Northern Railroad; might exchange; Lots. ANDREW POWELL, 107 Broadway. change; Lets. ANDREW POWELL, 167 Broadway.

FOR SALE \$500 CASH, BALANOE IN MONTHLY
or yearly payments, assortment of brick and frame
Houses, all modern improvements, at the lowest cash
prices from \$4,000 to \$7.800; thousands are paying rout,
the amount of which would in a few years pay for one of
those fine houses, with lot; description sent by mail, or
inquire on the place. JOHN W. DECKER, Owner and
Builder, on 161st st., one bleck east of 3d av. Title guaranteed.

nateed.

LOTS, 24TH WARD, \$500 AND UP. NOW IS THE slime to buy. GRO. SEGEL, 171 Broadway. 23D WARD.—LARGE BLOCKS OF LOTS; BIG money for quick buyer. 23d Ward. 101 Herald. 677 EAST 135TH ST.—THREE STORY BIGH STOOP brick Dwelling, 25x100; will exchange for other property. Owner.

Miscellaneous A GREAT BARGAIN.—ONE OF THE BEST INVEST-ments over offered.—Five story Flat, with store, on ave-nue below 50th st; all rented; pays over 20, or cent; only 85,000 cash required. Apply SIRE BROS., 183 Broadway. Broadway.

A.—12 WEST 121ST ST. (OFFICE).—FOUR STORY Residence, with three story extension; also the three story Residences 8 and 10 East 128th st.; open daily.

S. O. WRIGHT. Owner and Builder.

A.—LOTS, WITH BUILDERS' LOAN, EAST AND west sides; will send diagrams. GEO, SEGEE, 171 B'way.

AT SAORIFICE—440 WEST 58TH AND 83 EAST 118th; but little cash required. DOTY, 99 Nassau. FOR SALE OR EXCHANGE—SPLENDID FOUR story Double First in central location in Harlam; will ex-change for Farm or Durahan Resistence. Address Ex-CHANGE, box 2,206 New York Personness. HANDSOMELY FURNISHED NEW FOUR STORY brown stone House for sale or rent; butler's pantry extension, two hathrooms; hard wood throughout. CHOICE LOUATION, 247 Herald Uptown. TWO THREE STORY PRIVATE HOUSES; BRICK, fine location; bargain; \$16,500; in Harlem, EXECU-TOR, 135 Herald.

BROOKLYN PROPERTY FOR SALE AND TO REST. A. HOUSES FOR SALE-BROOKLYN UPTOWN headquarters for homeseckers and investors. WILLIAM P. RAE & CO., 394 Oates av., corner Nestrand. GRZENWOOD CEMETERY LOTS AND VAULTS purchased and for sale, CEMETERY LOT BUREAU established 1875), 228 Broadway.

GREENWOOD CEMETERY—AVENUE LOT FOR tale, near main entrance. Address BATTLE AVENUE, box 175 Hersid office. ox 175 Herald office.

OWNER GOING TO THE COUNTRY WILL SELL its House in Brooklyn for \$10,000, part cash; it is a coautiful house in a lovely neighborhood; four story nigh stoop brown stone, 14 rooms, in perfect condition or full description address OWNEE, box 174 Herald office.

TO LET-FLATS, 808, 912 BERGEN ST.; NINE rooms, all improvements; first class janitor services; tent \$18 to \$22. Inquire of janitor, 812 Bergen st., itrocklyn.

WESTCHESTER COUNTY PROPERTY FOR SALE OR TO LET. A HOUSE IN MOUNT VERNON TO LEASE OR FOR sale: 14 rooms, all nawly decorated and in perfect condition; all improvements; ground 100x100; five minutes from depot; low rent. R. F., 18 East 42d st. A HOUSE IN MOUNT VERNON TO LEASE OR FOR sale: 14 rooms all newly descrated and in perfect condition; all improvements; ground 100x100; five minutes from depot; low rent. R. F., 16 fact 420 et.

ALL HUDSON RIVER AND WESTCHESTER COUNTY Property specialty; sale and ren. S. EMBERSON, 59 West 42d.

FOR SALE OR EXCHANGE FOR CITY PROPERTY—First class Farm of 120 acros in Yorktown Westchester county; fully stocked, large buildings; in full working order; free and clear. No agents, YORKTOWN, box 225 Herald office. FULL LINE ELEGANT COUNTRY SEATS AND Cottages, Tarrytown and along Hudson; make selections early; \$500 to \$5,000 season,
H. W. NICHOLS, 20 West 14th.

HOUSES NEAR DEPOT; \$12 TO \$15; FOUR TO SIX rooms. W. H. BARD, Mount Vernon, N. Y. rooms. W. R. BARD, Mount Vernon, N. Y.
SOUTH MOUNT VERNON.—\$1,000 CASH, \$2,500
mortgage, will purchase new 12 room Honse, two Lots;
fine water; one-quarter mile from depot.
W. R. BARD, Mount Vernon, N. Y.
TO LET—IN MOUNT VERNON, LARGE DOUBLE
House, 26 rooms and in perfect condition; ground and
stable; suitable for boarding house, small botel or private house; low rent. Owner, 16 kast 42d st. WESTCHESTER COUNTY LARGE AND SMALL Places for sais. FISH BROS., 16 East 23d st. New York

Places for sale. First onco.

YONKERS, COTTAGES AND COUNTRY SEATS FOR sale and to lot; large list, WM. RICHARDSON Agent, Yonkers. JERSEY CITY, HOBOKEN, HUDSON CITY AND BERGEN REAL ESTATE. FOF Sale.

SEND US A POSTAL FOR OUR COMPLETE LIST of Houses for sale and to let.

of Houses for sale and to let.

SMMONS & CO.,

487 Communipaw av., Jersey City.

SPRING LIST OF DESIRABLE PROPERTY
FOR SALE on the HEIGHTS now ready.
U. C. JEWELL & CO.,

offices opposite Court House and Bergen square.

offices opposite Court House and Bergen square.

3d,500.—SEVEN NEW COLONIAL HOUSES; SOMEthing now; semi-detached yards, three stories, eight
roome, besides garret; bathreom, laundry, furnace, concreted cellar, range, cabinet mirrors, chandeliers, oak
Venetian blinds; bathreom complete; decorated; fashionable locality Jersey City Heights; churches, store,
s-loois accessible; fifteen minutes from foot liberty st.;
torms \$500 cash, balance sasy quarterly payments an
interest. J. D. CONDIT, Owner, 40 Wall st., New York. TO Let or Lease.

BERGEN POINT, N. J.—HOUSE, EIGHT ROOMS;
all improvements; rent moderate,
EDWARD VAUGHAN, 101 Broadway, city.

A SPECIAL BARGAIN -I'M NOW DETERMINED TO sell Romastand and 75 acres adjoining city of New Brunswick, N.J., out; refused \$16,000 IS months ago; will sell for SizgOr; wan an offer Confer with my agonts (folio 4,075), PHILLIPS & WELLS, Tribune Building.

Bullaing.

A MANUFACTURING SITE: NO RESTRICTIONS:
deep water and trunk railway front; 33 acres; 13 miles
from Battery. (Folio 5.194)
PHILLIP'S & WELLS, Tribune Building. A POPULAR SUMMER BOARDING HOUSE FOR sale, Delaware Water Gap region; house 23 rooms on high ground, commanding thirh views; cottage and all cuthouses; 12 acres; excellent shade; only \$12,500, (Folio 5,590.) PHILLIPS & WELLS, Tribune Building.

(Felio 5.390.) PHILLIPS & WELLS, Tribune Building.

AT ELIZABETH, N. J.—A DESTRABLE CORNER modern residence Property, in good neighborhood; for special family reasons will self for only \$14,000; terms to suit. (Felio 5.891.)

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ALL SUBURBAN AND COUNTRY REAL ESTATE our specialty for over 23 years; bargains and exchanges in all desirable localities.

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AT PELHAM MANOR, NEW ROCHELLE, LARCHMONT, MAMARONECK, RYE, PORT CHESTER, GREENWICH, STAMFORD and all slong the SOUND. Maps, photographs and full particulars of property for sale or rent.

CHAS. FIELD GRIFFEN & CO.

CHAS. FIELD GRIFPEN & CO.,
42D ST. (opposite Grand Central Depot, ROOM &

A BARGAIN-ELEGANT SUBURBAN RESIDENCE,
30 minutes from City Hall: 1½ acres; stable, henner,
&c.; large shade trees on lawn; vegetable garden, ecclosed; price \$6,000, Apply personally EDWIN I. TAYLOR, Til Broadway. LOR, 71 Breadway.

AT SACRIFICE—PLACE AT ORANGE; ALSO ONE at Red Bank, to glose estate.

DOTY, 69 Nassau.

BATH BEACH, N. Y.—HOTELS, BOARDING Houses, Cottages to les: Lots for sale, Bensonharst and van Pair Manor, \$300 upward: bargains in Residences. SHIELDS' Real Estate, adjoining Palace Grocery, operatic denot.

BATH BEACH AND BENSONHURST-BY-THE-SEA. Hotels, Boarding Houses and Cottages to let: furnished, unfurnished. MORRISSEY'S Real Estate Office, oppo-site Bath Beach dopot. site Bath Resch dopot.

FOR SALE OR EXCHANGE—FOR NEW YORK OR Brooklyn Real Estate, an elegant and pleturesque Home, consisting of ten (10) acres of highly improved fruit land, located at Fasadena, California, within two blocks of street and steam cars; altitude 1,500 feet; pure mountain water from covered reservoirs, extensively piped throughout the grounds, and convenient thereto ere the finest school buildings and best squipped schools in the State; house of ten rooms and bath; ample stable rooms and large pourtry yards; 90 variaties of citrons and decideous fruits; extensive ornamental grounds, containing 230 shrubs, 134 varioties of roses, many of which have been imported at great expense. For particulars apply to J. M. VAN ORDEN, Owner, 22 Clinton place, New York.

FOR SALE—AT WESTFORT. CONN., 45 MILES from city (N. Y., N. H. and H. B. R.), a fine equiviry Revidence, beautifully situated on the Saugatuck River; house 22 Froms, grapory, greenhouse, stables, about eight acres of land, fine lawn, gardon, shade and ornamoutal frees; horse care to depot; will be sold at a sacrifice to close an estate. For particulars apply to Edward Myrris, 52 Broadway, room 2.

FOR RENT—IN THE CITY OF NEW HAVEN, A very commodious oid fashioned house, with every modern convenience, furnished; open free laces, billiard from the stable, for rout to a desirable tenant for six monts from the 1st of Nay. Address, giving reference, Post office box 25a, New Haven, Conn.

FOR SALE—A COMMODIOUS COUNTRY RESI-

Forest office box 253, New Haven, Conn.

FOR SALE—A COMMODIOUS COUNTRY RESIdence in New Jersey (partly furnished if desired), 45 minutus' ride from Chambers st., with excellent lawn and
fruit garden, stable and carriage room; location healthy
and beautiful, on sandy soil. Address C. M., Post office
box 2,004, New York city.

FLUSHING, L. I.—TWO STORY AND ATTIC FRAME
House, filled in with brick; built by owner at a cost of
\$5,002, eight rooms besides bashroom, laundry and cellar;
lot 50x150, on one of the best streets of the village; price
\$4,500. Address JOHNSTON & LENDRUM, 9th av. and
34th st.

FOR SALE-CHARTER AND STOCK OF OLD, SUC-

HOTEL SITE AT PALISADES PARK, SOLE LIQUOR privilege on this property, party who will erect buildings at once will be liberally and the will erect buildings at once will be liberally and the liberally and the liberal will be liberally and building to the liberal will be liberally and building the liberal will be liberally and once and dear terms. And oasy terms.

LARGE FACTORY FOR SALE, WITHIN 10 MILES of New York city; buildings of brick and tin roofs and all in good order; has about 350 horse power bollers, and water power, with whating, &c.; has 30,000 feet floor spare and is well lighted; cheap coal and reights to New York by railroad or canal, and is adapted for electric machinery or factory of any kind; price low and terms easy. Address M. E., box 152 Post office, New York.

price lew and terms easy. Address M. E., box 152 Post office. New York.

LONG ISLAND.—INSTITUTION OR BOARDING House, two Mansions, 75 rooms; cottage, stable, bathhouser in excellent order; 10 acres, fronting Sennd; stable, bath houser in excellent order; 10 acres, fronting Sennd; stable, bath in senson; excellent and the senson; stable party.

E. S. MILLS, 17 Rease low to desirable party.

E. S. MILLS, 17 Rease 250 cm.

ORANGE, N. J.—DESIRABLE PROPERTIES, NEAR all stations, sale and rent.

B. D. CONDIT, opposite Brick Church Station.

POMFRET, CONN.—TO LET, THOROUGHLY FURNISHED Residence of Miss Eleanor Vinton. Inquire of ROBERT JACOB, care of L. L. White & Co., 40 Wall at.

SPRING LAKE BEACH, N. J.—S5 ACRE FARM FOR sale adjoining Spring Lake, within viow of ocean; buildings in good rapair; suitable for trucking, or a good inventor of the stable of the stabl

TO LET-A FURNISHED COTTAGE, EIGHT ROOMS, barn, shade, bathing; low rent. Address STEVE HENDRICKSON, Bayville, L. 1. barn, shade, hathing: low rent. Address STEVE HENDRICKSON, Bayvillo, L. I.

TO CLOSE AN ESTATE—A VERY DESIRABLE
marble Residence and grounds at Sing Sing, \$15,000; a
bargain. S. VAN WINKLE & CO., 2834 East 42d st.

25 HOUSES, COTTAGES; ALL IMPROVEMENTS;
rent, \$400, \$600, \$1,200, number for sale, \$8,000.

CONN LL, Clifton, Staten Island.

65 LOTS, CORNER JACKSON AV, AND WOODSIDE
sv., immediately adjoining Long Island City, in the
township of Newtown; three miles from Thirty-fourth
street ferry, two miles from Ninely second street ferry;
the finest corner in Queens county, especially for hotel,
pavilien or road house; is at junction of five constantly
travelled avonues and in straight line of all improve
ments, such as tunnel and bridge; five minutes walk
from Woodsids depot, AUGUST REYMERT, Attorney
at Law, 128 Broadway, New York.

REAL ESTATE AT AUCTION.

A.-A.-A.

JOHN F. B. SNYTH, AUCTIONERR,
will sell at the Real Funto Exchange, 59 Liberty st.,
AT 12 O'CLOCK NIGON,
THURSDAY FEBRUARY 28, 1891,
MORRIS LEASEHO D.
about 40 Lots on 150th st. E. S., and Harlem River,
Frame Factory, Docks, &c. Ground level and ready for
improvement. 229 West 60th st., Double Tenement on full lot.

TUESDAY, MARCH 3, 1891, 176 Rivington st., between Attorney and Clinton sts., six story brick double Tenement, with two Stores, Lot 25x100 foot, Northwest corner 1st av. and 21st st., four story brick Tenement with store, on lot 24,9x78 feet.

Astor Leasehold, 320 West 55th st., three story brown stone house. 18 years to run. S00 and 311 East 70th st., between 1st and 2d avs., two five story brick and stone Tonoments. Four families on a fleor. Medern improvements. Lots 31,3x100,5 feet each.

WEDNESDAY, MARCH 4 1801.

EXECUTORS SALE.

Resiste of Michael Mulry, descased—39 Canal at. five story brick Tenement with Store; 13, 15 and 17 Ludlow st., five story brick double Tenement.

JAMES B. MULRY.

MICHAEL E. BANNIN, Executors.

ANNIE E. MCCARTHY, Executors.

State of Sophia Eightston, deceased.—98 av. C. between the and 7th ats., four story brick Tenements with Stere. Lot 12.83gx83 feet. OHARLES ADLER, Executor. Maps at auctioneer's office, 69 Liberty st.

Maps at auctioneer's office, 60 Liberty at.

A.—A.—RICHARD V. HARNETT & CO., AUCTION eers, will sell at auction, ears, will sell at auction, at 12 o'clock neon, at the Real Estate Exchange and Auction Room, Nos. 50 to 65 Liberty st.

Peremptory sails valuable

Tweith ward Property,
by order of 18A2C M. DYUKMAN,
171 LOTS,
fronting on the Harlem Ship Canal,
Broadway, Kingsbridge av.,
Layden st. Terrace Vlow av.,
Van Corlear place, Jamen av.

60 PER CENT may remain at FIVE PER CENT. Title guaranteed by LAWYERS' TITLE INSURANCE CO. Polley given free of charge to each purchaser. D. G. CROSBY, Attorney, Times Building Maps at the auctioneers', 71 and 78 Liberty st.

A.—A.—RICHARD V. HARNETT & CO., AUC-tioneers,
will sell at auction WEDNESDAY, February 25,
at 12 o'clock noon, at the load Estate Echange
and Auction Room, 59 to 65 Liberty st.
359 Plessant av.—I hee story brown stone.
114 Eldridge st.—Three story Basement Store.

340 West 32d st., near Sth av.—Four story basement and cellar brown stone Dwelling, 12.10x about 55x98.9. 83d st., north side, 200 feet west of 8th av.-Five Lots.

WEDNESDAY, March 4, 29 East 73d st.—Four story Dwelling, 106 Thompson st.—Four story Tensment, Yenkers, N. Y., Fallsade av.—Three Plots, Maps at Auctioneers', 71 and 73 Liberty st A.—PHILIP A. SMYTH, AUCTIONREB. SMYTH & RYAN, will sell at auction, TURSDAY, March, 1, at 12 o'clock, at Heal Estate Exchange, 58 to 65 Lib-prty at.

erty st. 536 WEST 45TH ST.,
near 10th av., substantial five story and cellar brick
Double Tonement, containing modern improvements;
site of lot 25x100.5.
Maps, &c., at auctioneers' office, 70 Liberty st. JAMES L WELLS, AUCTIONEER, WILL SELL AT auction, TUESDAY, March 3, neem at Real Estate Exchange, 59 Liberty st., the desirable Tenemoni Property 134 BROOME 2T four story brick, two stores; lot 25775; light and ventilation equal to a corner; sale positive; terms liberal.

Maps with Auctioneer, 58 Liberty st.

JAMES L. WELLS, AUCTIONEER. JAMES L. WELLS, AUCTIONEER.

PARTITION SALE, by order of the Supreme Court, estate of Philip Smith, deceased, at the Real Estate Exchange, 59 Liberty St. WEDNESDAY, March 4, noon, valuable Business Property, including choice 3d av. corner, flat and private residences.

3D AV., NOS. 827, 820, 831, 833, 835—Four story brick Stores and Dwelling.

51ST ST., NO. 302—Two story brick Store and Dwelling: No. 204, four story brown stone Flat; Nos. 208 and 208, three story and basement brown stone Private Dwelling: STH AV., southwest corner 143d at Two story frame Store and Dwelling and lot, 24x100.

LEXINGTON AV., NO. 1,485, near 95th st.—Three story and basement brown stone Private Busidence: lot NEWA, Maps and full particulars with William N. Armstrong, referee, 71 Broadway; Thomas C. Ennover, plaintiff actorney, 132 Nassau st.; Thomas J. L. McManns, attorney, 26th Broadway, and with the Auctioneer, 59 Liberty st. REAL ESTATE AT AUCTION.

A.A.—RICHARD V. HARNETT & CO., CAUCTION.

A.A.—RICHARD V. HARNETT & CO., CAUCTION.

at 12 o'clock noon, at the Rest Estate Exchange and
Anction Room, Scho G. Liberty st.

By order of CHAS. E. TILPORD and RANK TILPORD,
Executors of the estate of 10HN M. TILPORD, dec'd.

five story and ceilar brick Plat, with store; five story
brick Fine brick Plat, with store; five story
brick Fine rear, built by days' work. Lot 25.0x211.8x

Maps at auctioneers', 71 and 73 Liberty st.

A.—PHILIP A. SMATH. AUCTIONEER A.-PHILIP A. SMYTH, AUCTIONEER.

A. Pulliff A. Saltin A. Stern, Edg., Atterney, 122 Bowery.

Maps. &c., at ancioneers' office, 70 Liberty at. MAPS, &c., at auctioneers' office, 70 Liberty st.

JEBE JOHNSON, JR., AUCTIONEER,
WEDNESDAY, MARCH 4, 1981,
at 12 o, clock, neon, in the
BROOKLYN REAL ESTATE EXCHANGE,
No. 393 Fulton st. opposite City Hall, Brocklyn.
GREAT EXCUTORS' SALE
of the famous
TRACY & RUSSELL PROPERTY,
by order of the PROPERTY,

EDWARD TRACY, Esq., AND OTHERS, EXECUTORS, 278 ELEGANT LOTS, situated at BAY RIDGE, NEAR FORT HAMILTON, L. I.

NEAR FORT HAMILTON, L. L.

St and 2d avs. 55th 86th and 87th sts.

TWO BLOCKS PROM THE WATER.

3d, 2d and let avs. are graded to the Town Grades. The grading of 88th st. to the Town Grades will be completed about May I. without expense to purchasers.

This property commands magnificent views of the Bay and Narrows and is close to the grounds of the Groscent Athletic Club. A large number of houses, costing all the way from \$5,000 to \$15,000, have been built or are building in the immediate vicinity.

Direct communication now with the Thirty-ninth Street Ferry and the Bridge, &c., via the Third Avenne dummy ears. The new electric line past the property will shortly begin running. The 5th av. branch of the Brooklyn Union Elevated is to be extended down 3d av. to Fort Hamilton. MS:-On all purchases of \$1,000 and unward 50 at may remain on bond and mertgage at 5 per cent

Titles insured by the Title Guarantee & Trust Company, of New York.

Titles insured by the Title Guarantee & Trust Company, of New York.
For descriptive maps and full information apply to JERE JOHNSON, Jr., No. 60 Liberty st., New York, and 383 Fulton st., Brooklyn.

PETER F. MEYER, AUCTIONEER.
EXECUTORS' SALE.
ADRIAN H. MULLER & SON
Wilsoil at auction, on THUISOIL ST. SOLD AND A SON WILSOIL ST. SOLD A S

Maps. &c., at the Auctioneer's, I Pine at.

PETER F. MEYER, AUCTIONEER.
ADRIAN H. MULLER & SON

THURSDAY, FEBRUARY 28, 1861,
at 12 o'clock, at the Beat Retarte Exchange,
three five story Double Tonements, with Lots,
NOR. 414, 416 AND 418 EAST 1247H SY.
Maps. &c., at the Auctioneer's, I Pine at. PETER F. MEYER, AUCTIONEER,

EXECUTOR'S SALE

ADRIAN H. MULLER & SON

Will sell at anction, on

THURSDAY, MARGH 9, 1891.

at 12 o'clock, at the Real Estate Exchange,

59 Liberty st.,

one choice Lot on

RYPHERSIDE DRIVE,

75 feet south of 108th st.; sino

one Lot and Pict southwest corner

OLD BLOOMINGDALE ROAD,

NOW BULLEVARD AND 108TH ST.

Maps, &c., apply to Wm. Mitchell, Esq., No. 46 Wall st.;

Corliand: Irving, Esq., attorney for executor, 59 Liberty

st., and at Auctioneer's office, I Pine st.

PETER F. MEYER, AUCTIONEER,
ADRIAN H. MULLER & SON
THURSDAY, MARCH 5, 1891,
at 12 o'clock, at the Keal Betate Exchange,
So Liberty and basement brick
Pactory Building, with Piot of Land,
NOS. 750, 752 AND 754 WASHINGTON ST.,
SOUTHWEST CORNER BETHUNE ST.
Maps. &c., at the Auctioneer's office, 1 Pine at.

REAL ESTATE TO EXCHANGE A BUSINESS PEOPERTY, LEASED TO ONE TEN-ant for thirteen years, paying eight per cent on invest ment, lightly mortgaged (for about one-half value) at five per cent; will take \$50,000 Place, free and clear, in country for equity; want high toned place, and must be healthy, near ocean preferred. WILLIAM H. STKEETER, Agent, 171 Breadway.

FLAT WANTED IN EXCHANGE FOR PRIVATE House; will add cash. J. O. HOYT, 71 Broadway. House; will and cash. J. O. HOYT, 71 Breadway.

MODERN HOUSE, POURTEEN ROOMS, FOUR
acres abundantly fruited, stable; unencumbered; noar
Atlantic City; exchange for small suburban Home: will
aid cash. S. ASHORE, Heraid Uptown.

MONROE, ORANGE COUNTY.—FINE RESIDENCE, nine acros: main street, only three blocks from station; unencombered: \$2,000; exchange for City Property.

ALPRED ECHIERE, 1,227 Broadway.

WANTED—GOOD FLATS, WELL RENTED, WEST cide, below 82d st., for three olegantly furnished Cottages; every improvement; large grounds, stable, &c.; Ocean sw., Monmouth Beach, N. J. Particulars of WILLIAM LANE, Long Branch, N. J.

WATER FRONT OWED SWAND.

WATER FRONT, OVER 200500, ON NEWTOWN Creek, opposite Standard Oil Works, to lease, soil or exchange. J. S. ROBINSON, Owner, 145 Broadway.

WANTED-LARGE STOCK FARM, WITH STOCK IN exchange for good paying City Property. Apply 183 Broadway, room 1. REAL ESTATE WAN ED.

REAL ESTATE WAN ED.

A— WE WANT TO BUY

PRIVATE DWELLINGS

Hot. 15th and 40th sts., 4th and Madison ava.
Bot. 17th and 44th sts., Loxington and 6th avo.
Bet. 35th and 50th sts., Park and 5th ava.

THREE STORY BRICK DWELLING, 20 FERT WIDE.
Bet. 16th and 30th sts., 5th and 5th avs.

ENGLISH BASEMENT HOUSE.
Bet. 17th and 35th sts., Brondway and 6th av.
J. ROMAINE BROWN & CO.,
5 Woot 33d st.

A.—WANTED—FOR OUB SPRING LIST IMPROVED and unimproved Property to lot and for sale; no charge for registering. J. ROMAINE BROWN & CO., 59 West 95d st., near Broadway. FOR CASH-TENEMENTS, OLD BUILDINGS AND Lots below 58th st. J. J. SCHWARIZ, 59 Liberty st. Lots below 58th st. J. J. SCHWARTZ, 59 Liberty st.

WANTED TO PURCHARE FOR ONE OF OUR
clients (quick buyer-Double First, 7th, 8th, or 9th awa,
between 100th and 145th ste. pay from E24,000 to
E25,000; principals only dealt with.

WANTED TO BUY, WITH POSSESSION ON OR
before the 1st of May—A three story and basemon's
brown stone or brick House, between 14th and 50th ste;
must be in good location and a bargain, at price not to
exceed \$17,000.

K. KRENKEL 78 Broome st., New York.

WE WANT PRIVATE HOUSES ON BAST 81DE,

WE WANT PRIVATE HOUSES ON EAST SIDE rom 50th to 69th, for our clients; prices from \$10,000 to 15,000. Send what you have to sail to BILLINGS & BERRICK, 216 Church st.

WANTED FOR CASH PURCHASERS—WELL Located private Houses, Tenements and Flat Property. Owners send particulars to T. OLIVER CARTER, 35 Nassau st., room 10. WANTED-A PLOT OF LOTS IN EXCHANGE FOR cood paying Business Property. Apply 183 Broadway. WANTED TO BUY FOR CASH-IMPROVED CITY Real Estate. Apply to principals, SIRE BROS., 183 Broadway. WANTED—FOR OUR SPRING LIST, WESTCHESTER and adjacent countles Property.

PISH BROS., 16 East 23d st.

WANTED-CHEAP ACREAGE PROPERTY, NORTH of Harlem River. FACTORY, 208 Herald.

FLATS. FLATS.

To Let—Furnished.

A.—FIRST CLASS CORNER FLAT, RIGHT BEAUTIfully lighted rhome alegantly furnished; whole or front
part; family of adults; Immediate possession. Apply 75
Wost 5let st. West 51st st.

BEAUTIFULLY AND COMPLETELY FURNISHED Flat of soven rooms, very desirable neighborhood, \$70, 839 West 23d st.

BILEGANTLY FURNISHED SECOND FLAT IN Konliworth, \$50; seven rooms; everything new; southern exposure. 413 West 51st.

NEWLY FURNISHED LIGHT FLATS TO LET IN all parts of the city, near stations; linen, silver, china; \$50 to \$100.

THE BEAUFORT, 750 TPH AV.
Prettly furnished Flat, four rooms, \$38, MORKIS B. BAER & CO., 70 and 72 West 34th st.

43D ST., 270 WEST.—WHOLE OR PART OF FUR-

4SD ST., 270 WEST.-WHOLE OR PART OF FUR-1,021 6TH AV. NEAR CENTRAL PARK.—TO LET. furuished or unfurnished; very reasonable; six rooms and bath; steam host; first floor; plate, glass, china if desired. Call daily, only betwoen 11 and 2 A. M.

To Let—Unfurnished.

A.—969 PARK AV. NEAR 82D ST—SINGLE FLATS of seven rooms and bathrooms; newly descrated and in perfect order; halls heated; rents \$35 to \$45. Apply to janitor on premises. A.-BLEGANT 25 FOOT SINGLE FLATS, SALOUN floors, seven rooms and bath each, ronts \$40 to \$55, janitor, 505 Park av., or WM. S. ANDERSON & CO., 1,242 3d av.

ALL LIGHT CORNER APARTMENTS, SEVEN AND sight rooms; no shafts; 125th st., Columbus av. and innecek place; 830 to 838; kept in fine order. Janitor or WillOX & SHELTON, 245 West 125th. or WILCOX & SHELTON, 245 West 125th.

Al.-51 AND 53 EAST S7TH ST., NEAR MADISON av., within one block of Central Park.—Six rooms and bath, decorated; rent \$30 to \$35 to small, select families. Apply on premises.

AT 408 WEST 48TH ST.—UNFURNISHED FOUR AND five room Flats: all improvements; handsomely decorated; good attendance; reasonable rent.

GEO. A. BOWMAN, 1,142 Broadway.

GEO. A. BOWMAN, 1,142 Broadway.

A. FINE APARTMENT, 25 FEET FRONT, SINGLE
Fist nine Rooms; sil improvements; widest street up
town; 50 East 88th st., near Madison av.; \$15 83

A.—HELENA, 102 EAST 31ST ST.—APARTMENTS IN
this olegant new house; besied and decerated; first
spartment now occupied by a dentist; hall service. A SPLENDID SINGLE FIRST FLAT IN LOW STOOP house; six rooms and bath; fine order; \$35, 829 East 30th 5t. A NEWLY PAPERED AND DECORATED FIRST Flat, 420 East 121st st., soven rooms and bath, \$25. Jan-

itor.

A.—A.—A.—EXTRA LARGE APARTMENTS, THORoughly steam beated, \$55 to \$75. If you want the best, healthlest, come to 171 West 95th at.

A.—MILBURNE, DSD AND 54TH STS., 77H AV.—Second Flat, all light rooms; elevator, steam heat; rent \$75.

A VERY DESIRABLE APARTMENT TO LET IN THE ESSEX, No. 35 West Clar st.; close to elevated. Inquire of junitor of FOWER, \$20 Columbus av.

APARTMENTS: EXTRA LARGE KITCHINNS: DEC-

APARTMENTS; EXTRA LARGE KITCHENS; DEC-orated rooms; runts \$13 to \$20. 705 9th av., near 48th st.

Apartment House, Stin at, and Columbus (9th, 25.

A new departure, a great success; only four suites left out of 35; from three to nine rooms each; with or with out kitchen; unfurnished.

RESTAURANTS, BARBER'S SHOP, 4C., elegantly appointed, all in house; magnifecent justile and enyx entrance hall; passenger and freight elevators run all night.

The privacy of a home, with all the conveniences of a hotel, at the price of an ordinary flat. Nothing like them, in the city.

corner Slat st. and 10th av., near "L" station, largest, best constructed for light, steam heated, unequalled for \$70 to \$60. Only few left. L. FROEHLICH, 1,852 Amsterdam (10th) av., corner S1st.

A .- AMSTERDAM APARTMENT HOUSE,

A.— THE MONTANA,
No. 35 Mount Morris av., corner 124th st.,
fronting west side of Mount Morris Park.
STRICTLY FIREPROOF AND FIRST CLASS;
Seven to nine large rooms, all light; cabinet trim and hardwood floors; bathrooms and halls tiled; handsomely decorated; reuts \$1,000 to \$1,400; 25 per cent less than any other first class apartments in the city; also large, handsome Studio and Bachslors' Apartments.

Owner on premises. Send for pamphlet. HOFFMAN ARMS,

fireproof apartment building. corner of Madison av. and 59th st, Choice Apartments, \$1,400 to \$1,800.

Two elegant corner Apartments, 100 feet, fronting east and seath, \$2,300 and \$2,400.

Apply to FRANK HARDY, Manager.

Apply to FRANK HARDY, Manager.

A.—NERRASKA, LYNDHURST, COLORADO.

70, 78, 50 West FEE at; elevated station one block; elegant new Apartments, seven rooms and bach; superior neighborhood; finest hardwood cabinest trim throughout; steam heated; real bronze hardware; inlaid floore; porceisin wash tube; all rooms outside windows; no feul air shafts; sanitary plumbing; stately entrances; inside lester boxes; uniformed hall boy; 550 to 575.

FIGURATIO.

A.—Readway 535 and 54th at.

Broadway 535 and 54th at.

PROBLER & CO., Sist at, and 9th av.

POCANTICO.

Broadway, 53d and 5th sts.

Handsome Suites, nine and ten rooms, all light, butler's pantry, two tolles rooms, connecting with external
air; cabinet trim; all rooms beautifully decorated; private and servant elevators; ront moderate and attend
ance first class.

AULD & CO., Sth av., 56th st.

(ABSOLUTELY FIRRPROOF),

127 West 58th st.,

centre of block, between 5th and 7th avs.,
is the most exquisite apartment house in the city and
only recently completed; now ready for occupancy, inspection invited; agents is building.

A.— THE DOUGLAS.
one door from Union square,
103 Fast 16th st.
To let from May 1, choice Apartment of 12 perfectly
light rooms, hard wood, mirrors, steam best, clovator,
door service, &c.; 51,859. Inquire jantor or F. A.
DUGRO, 38 Park row.

A.— THE ROTHSAY,
18th East 18th st.—Elegant Apartments of sight light
rooms, heated; hard wood, brices-brae mantels, mirrors,
door service &c.; 5363 immediate possession; 582 and 586
from May 1. Inquire jantor or F. A. DUGRO, 38 Park
row.

A.—MODEL REDUCED RENTS; BESTVENTILATED; elegantly decorated; superior light; private halis; hot and cold water; atone tube; refrigerators; ornamental grates; most desirable four room Pluts in the city; for small; respectable families; references required. 48 Perry st. (see janisross).

ATTENTION OF THOSE DESIRING A COMFORTable Apartment, with polite and careful attendance, is directed to No. 200 East 68th st. and the adjoining buildings; the flate contain six and seven rooms, large and well arranged; rents \$30 to \$35 per month.

L. J. CARPENTER, 1,181 3d av., 41 Liberty st.

A.—CORPER BUILDINGS; ALL LIGHT ROOMS.

A.—CORNER BUILDINGS: ALL LIGHT ROOMS.
63d st. 101 West, 6 rooms and bath
64th st. 101 West, 6 rooms and bath
64th st. 100 West, 6 rooms and bath
70th st. 101 West, 6 rooms and bath
537 50 and \$45
70th st. 101 West, 6 rooms and bath
532 50 and \$45
Apply Janutor or PHILLIPS, 1.174 9th av.

A.—NOVELDA APARTMENT HOUSE.

No. 1,235 I exington av., corner 84th st.—Elegant Flat to rout; slx and seven rooms: modern improvements; steam bested, light, siry and choefful.

APPLY ON PREMISES.

A DESINABLE THIRD STORY CORNER PLAT, southern exposure; seven rooms and bath; \$50. Single Flat; six rooms and bath; \$50. Steam heat; newly decorated and painted; choice location; fine view of Hudson River; small families. Boulevard. corner 92d st.

"NUMBER EIGHTY MADISON AV." A fine Apartment to rent; building fireproof.

A fine Apartment to rent: building fireproof.

A.-A.—
THE SHERMAN,
NOS. 155 TO 161 WEST 48TH ST.

Soven rooms and bath: newly decorated: cabinat finish;
heat, elevator. Superintendent on the premisea.

APARTMENTS TO LET-BRAUTIFULLY DECOrated: steam heat, elevator, hall boys; rents reasonable.
Portsmouth and Hampshire, 38, 50 West 9th st., or E. A.

GRUIKSHANK & CO., 176 Broadway.

A FIRST FLAT. SIX ROOMS AND BATH; FINE ORder; moderate rent. Apply janitor, 188 West 49th.

B LLEVILLE, CORNER ST. NICHOLAS AV. AND
121st st.—Elegant Flats. five and six all light rooms
and bath; all modern improvements; rent \$20 te \$25.

ELEGANT FLAT. SEVEN LIGHT ROOMS. OPEN. ELEGANT FLAT, SEVEN LIGHT ROOMS, OPEN-ing on beautiful garden; all improvements; handsomely decorated; rental \$26; others \$22. Apply 448 East 116th

ELEGANT, LIGHT, STEAM HEATED, DECORATED Apartments, near Central Park; terms liberal. 38 West 64th st. ELEGANT SINGLE PLATS—EIGHT LARGE, LIGHT rooms and bath; all steam heated: no shafts; all improvements. Janitor, 68 and 70 East 122d st.

Billegant Filts In Three Broney And Basement brewn stone bonse, built to accommodate only two families. 302 West 187th st.

ELEGANT PARLOR AND BASEMENT FLOORS, 10 rooms, high stone, 514 East 80th st. Janitor. ELEGANT SIX ROOM AND BATH FLATS, HAND-somely decorated; halls bested; \$23 to \$26, 49 West 98th.

somely decorated; halls heated; \$23 to \$25. 48 West 98th.

ELEGANT FLAT. SEVEN LARGE ROOMS AND bath. 313 East 17th \$4., opposite Stuyvesant Fark.

HANDSOME FLATS OF SEVEN ROOMS, 24 WEST 58th \$4., near Plans Hotel; all improvements; pessession at once if required; routs reasonable. Apply on premises, or 185 Breadway, room 1.

MORRIS B. BAER & CO., 70 AND 72 WEST 54TH ST. 259 West 15th. \$27 1518 East 86th. \$20 22 West 55th. \$35 324 West 15th. 50 756 7th av. 21 Printed descriptions mailed Also fine Bachelor Apartments, 54 West 55th, 860.

MONTH FREE—\$32 50.—SEVEN VERY LIGHT rooms and bath; private bails, steam heat, handsome entrance, smail, select families only. Janitor, 120 West 97th at.

MODERATE RENTS - SINGLE FLATS, SEVEN and eight large rooms, bath; all improvements; only refined families received no chiffen. 235 East 119th et. NORTHWEST CORNER PARK AV. AND SOTH ST. Elegant Corner Flat, 10 all light rooms; passen-greater St.,500 MORRIS B. BAER & CO., 70 and 72 West 34th at. NO. 218 EAST 12TH ST.

NO. 218 EAST 12TH ST.

Fourth Floor, seven rooms, £480,

First class Flat, in perfect order.

HIRAM MERRITT

633d av.

NEW, ELEGANT SINGLE FLATS, PRIVATE HOUSE block, sev n rooms and bath; decorated, 118 East 91st OSCEOLA, 280 WEST 129TH. - SIX ELEGANT rooms and bath; all improvements; heated; tenants sup-plied with coal free; close to "L" station; rest \$52.00, \$50. Inquire janitor, 134 West 123d st.

See Inquire janior, 134 West 123d st.

SINGLE FLAFS, FIVE AND SIX ROOMS, BATH, and all improvements; first class in every way; 324 Reast 62d st.; rents 25 and 830. B. O'HARA, 1,145 22 av.

SECOND FLAT, RIGHT ROOMS, 226 EAST 39TH; every improvement; excellent location; \$35; sunny fronts, §31. Janitross.

SINGLE, UCKNER FLATS, SEVEN ROOMS, BATH and private balls. 281 West 114th st.

THE LYONHURST, BOILEV-RD, CORNER 76TH st., AND THE RDGECOMBE, 185TH ST., CORNER ST. NICHOLAS AV., and 116TH ST., between Madison and 5th avs.—Flogant Apartmonis; low rents; decorated; sanitary plumbing; steam heated; large rooms; étra width and depth; private halls.

Apply to DORE LYON, 221 West 186th st.

THE STRATHMORE. NORTHEAST CORNER 52D

Apply to DORE LYON, 321 West 136th st.

THE STRATHMORE, NORTHEAST CORNER 52D
st, and Broadway.—After April 15 we will have a fine
suite of Apartments in this elegant
house to rent at \$1,700.

MORRIS B. BAER & CO., 70 and 72 West 24th st.41

THE SCARBORO, CORNER AMSTERDAM AV. AND 86th st.—One Flat, seven rooms and bate, \$65 (a beauty). See janitor, or W. L. "OWER, 520 Columbus av. See Baltor, or W. 1. Overs, 325 (Junishin av. 22 WEST 607H ST.—HIGH GLASS STEAM MEATED Flats; large rooms; First Flat \$50.

26TH ST., 588 WEST. BETWEEN STH AND 9TH avs.—Third Flat \$23; four light rooms and bath; finely decorated; parlor heaters; every improvement. Janitor. 30TH ST., 253 WEST (SHERWOOD).—SIX ELEGANT arge light rooms and bathroom, steam heated; choice location; \$35. location: \$33.

49 W ST 32D ST.—HANDSOMELY DECORATED Flat of nine rooms; all improvements. Apply for No. 8.

62 EAST 100TH ST.—VERY DESIRABLE APART-ments; halls heated; rent \$28; free until April.

OUTH ST., 149 EAST.—ELEGANT FOURTH FLAT, six rooms and bath; decorated mantel mirrors; all light: \$25.

light; \$25.

97, 107 AND 100 CHARLTON and 114 AND 110 KING
st., 3,4 and 5 rooms; \$17 to \$23. Apply 187 Fulton st.

102D ST., 68 WEST.—SEVEN AND RIGHT LARGE,
light rooms; all improvements; eleganty decorated
convenient to "L" station and Central Park; \$28 to \$25. 103D ST., 107 WEST.—SUNNY, SINGLE PLATS, seven rooms, bath, steam heated; First, \$35; Second, \$40. 101TH ST., 59, 57 HAST.-FIRS! CLASS APART-ments, seven rooms; rent \$22-\$25; free until April. LIT WEST 15TH ST.

Steam heat, rear stairs, modern improvements;
six rooms and bath
MORRIS B BAER & CO., 70 and 72 West S4th st.

118 WEST 397H ST., NEAR BROADWAY.
Siz Rooms and bath; one left; \$27.
MORRIS B. BAER & CO., 70 and 72 West 34th st. 202 WEST 129TH ST.—SINGLE FLAT, A HAND-some second floor, seven rooms, bath; 20 feet front; owner and janitor on premises; references exchanged; adults.

Addits.

1.187 LEXINGTON AV., SOUTHEAST CORNER SIST
st.—Handsomely decerated Apartments; rent from EO
upward, including steam heat, coal and wood for ranges;
passenger elevator, with night service. Inquire on
uremiass. premises.

1.806 9TH AV.—SEVEN ROOMS STEAM HEATED; rent \$25 to \$30. BARNETT & CO., 9 East 125th, or corner of 9th av. and 1036 st.

919.—THREE BOUMS AND BATHROOM; OWNER supplies hot water; steam heat; all improvements. E34 East 77th.

TWO SMALL FLATS OR FLOORS, NEAR WEST Pontisenth or Forty-second street ferry. Amply Advertiser, 405 Fast 8 th st. WANTED - FOR BACKELOR, UNFURNISHED Apartment, two rooms and private bath; west side; S48 to S.O. G. B., 284 Hersid Untuwn W NTRD-SMALL FURNISHED FLAT, WEST ride, up town, for man and wife; mederate rent. Address C. C., 206 Herald Uptown office.

BOARDERS WANTED. 1.—HANDSOMELY FURNISHED HOUSE, NEAR. Sixth arouse "L." Suits and single Rooms with and with-out Board; fine Office; low rental. DAILEY, 74 West 36th, 1.—ELEGANT ROOMS, WITH FIRST CLASS BOARD; manyrior accommodations; Jewish family. 39 East 60th 1. FLEGANT SECOND PLOOR SUITE AND HALL Rooms; excellent table; Jewish family. 604 Lexing-ton av. 1.-MADISON AV., 144.-WITH BOARD, SECOND Foor, on suite or separately; also one hall Room. 5TH AV., 72, DENOX HOTEL, REOPENED AND refurnished; strictly private family hotel; Rooms, with private baths. 5TH AV., 711.-ELEGANTLY FURNISHED ROOMS, with or without Board. 5TH AV., 12. OPPOSITE BSBVOORT. - LARGE, sunuy Room; exceptionally good table. 5TH AV., 463, NEAR 40TH ST.-TABLE BOARD.

OTH ST., 20 WEST.-REFINED AMERICAN HOME for select guests; superior appointments; healthful convenient, aristocratic neighborhord. 11TH ST., 112-116 WEST. HANDSOMELY FURNISHED Rooms, gentleman, wife, single gentlemen; table E2TH ST., 226 EAST.—DESIRABLE FURNISHED Rooms, large and small, with Board, terms moderate.

14TH ST., 151 WEST.—SMALL BOOMS; MODERATE terms.

14TH ST., 349 WEST.—PL ASANT ROOMS, LARGE and small, to let, with or without Board; good table.

14TH ST., 320 WEST.—LARGE AND SMALL HANDsomely formished Rooms to let; good, boantiful table.

reasonable.

16TH ST., 39 WEST.-HANDSOMELY FURNISHED second and third story front Rooms; table and service 17TH ST., 237 EAST (STUYVESANT SQUARK).-Reoms with Board; a few table boarders accommodated

17TH, 05 WEST.—PLEASANT, HOM LIKE, SUNNY ball and also square Room; excellent table; central location; resemble. 20TH ST., 40 WEST.-YERY DESIRABLE ROOMS; house and table superior in every respect; references exchanged. exchanged.

20TH ST., 74 EAST.—HANDSOME AND WELL FURnished Rooms, unexpectedly vacated, en suite or singly;
families or gentlemen.

20TH ST., 254 WEST.—HANDSOME, LARGE FRONT
Parlor and two small Rooms, with or without Board.

21ST ST., 263 WEST.—LARGE, SUNNY ROOMS, AMple closets, superior Board, \$5 to \$7; running water. 22D, 318 WEST (CHELSEA HOUSE),—ROOMS, WITH Board, singly or en suite; cuisine unexcelled; permanent or translant.

22D ST., 260 WEST.—NICELY FURNISHED BOOMS; excellent table; \$10 for two and upward. 23D ST., 455 WEST.-ROOMS TO LET, WITH EX-cellent Board: moderate terms; convenient location; references exchanged. 28D ST. 206 WEST.-LARGE AND SMALL ROOMS, handsomely furnished, with or without Board; table 28D ST., 118 EAST.—HANDSOME SUITE OF PAR-lors, with Board; also other Rooms; references.

25TH ST. 52 WEST.—PURNISHED LARGE AND single Rooms; first class Board; cuising francalse; ref-orences. orences.

27TH St., 130 EAST.—PARLOR FLOOR TO RENT, with Board, in Swedish boarding house.

Mr. PETERSEN. Mr. PETERSEN.

3187, 102 WEST.—ELEGANT LARGE AND SMALG.
Rooms; families or gentlemen, with Buard; references; table Buard; ABIC BOARD.

318T ST., 28 WEST —HANDSOMELY FURNISHED
Parlors: other Rooms; table and appointments excelent; transients taken; references. 31ST ST., 23 FAST. THIRD FLOOR SUNNY FRONT Rooms: excellent Board and location: references. 38TH ST., 87 WEST.-LARGE AND SMALL ROOMS: Board; running water, bath, heat, gas; terms moderate.

38TH ST., 52 WEST. - LARGE, SUNNY HALL. Room on third floor; with Board; reasonable; references exchanged ASCAMENCE
4187 ST. 7 EAST.—HANDSOMELY FURNISHED
Apartments and ball Rooms, with first class Board.

43D, 140, 142 WEST.—HANDSOMELY FURNISHED
args Rooms, with superior Board and attendance; references.

430, 16 EAST.—HANDSOME, LARGE NEWLY DECO-rated Rooms, every convenience, with Board; terms reasonable; references,

44TH ST., 21S WEST.—FRONT HALL ROOM, RUN-ning het aan sold water; excellent Board; references ex-

changed.

47TH ST., 20 WEST.—TWO LARGE NICELY FUR-nished front Rooms; first class Board; references.

4 TH ST., 35 WEST.—BEAUTIFULLY FURNISHED Rooms; large closes, private bath; every convenience; accellent table; reference. oxcollent table: reference.

5:ST ST, SP4 WEST.—DESIRABLE FURNISHED Rooms, with good Board, select neighborhood, to families and gentlemen.

5:2D ST, SD7 WE T (STATION AT 550),—HAND-somely furnished Rooms, singly or on suite; excellent table: moderate.

5:TH ST, SP4 WEST.—BOARD, FURNISHED ROOMS; heat, gas, bath: running water; terms \$5 upwerd.

5:TH ST, SS EAST, CORNER PARK AV —DOUBLE front Room; heated; southern exposure: fluest German table. 58TH, 228 WEST, NEAR "L" STATION AND Broadway.-Very desirable large and small Booms; Beard optional. optional.

SETH, 67 BAST.—NEWLY FURNISHED SECOND.
Third Floors: single Rooms; special arrangements with
families: unexceptionable table. families: unexceptionable table.

GOTH ST. 103 WEST.-RUEGANTLY FURNISHED
Parlor and Bedroom; all improvements; French family;
references.

KORITZER. references. KORITZER.

GIST ST., 75 EAST, BETWEEN MADISON AND Park.—Large sunny Rooms, with Board; American family; moderate prices. OIST ST., 40 WEST-UENTRAL PARK AND OTH AV.; Jarge and small Rooms; superior Board; references. 62D, 168 EAST.—NICELY FURNISHED LARGE Room for one or couple; first class Board; references exchanged.

64TH ST. 135 WEST.-ELEGANT ROOMS. EXCEL-ent Board; Jewish family; convenient to 6th and 9th 92D, 61 WEST.-LARGE AND SMALL DESIRABLE Rooms, with Board; near "L" station.

127TH ST., 134 WEST —HANDSOMELY FURNISHED. Room for gentleman and wife, or single gentleman, with or without Board, in American family. PIFTH AV., 483, NEAR 40TH, DESIRABLE SUNNY toom, with good Board; also small Room for gentleman HOTEL GLADSTONE, Broadway and 58th st.—Every room faces Central Park or a street; excellent family house; one block to "l" stations. LEXINGTON AV., 127. NE 'R 28TH.—TWO LARGE Rooms, front and back, with Beard, on second floor; will rent reasonably to a party of gentlemen.

LEXINGTON AV., 112.—HANDSOMELY FURNISHED Rooms, on suite and singly; superior table; terms reasonable; table Board; reference.

MADISON AV., 27.-LARGE ROOM, WITH BUARD; delightful location; opposite Madison Square. In Private Families.
26TH ST. 42 WEST.-WARM ROOMS. WITH OR without superior Board, in physician's family; highest references. references.

49 H ST., 114 WEST.—HANDSOMELY FURNISHED alcove Room; also ball Room; reasonable; good Board; private family: references.

58 H ST., 32 EAST, CORNER MADISON.—FRENCH family; handsomely furnished large, single Rooms, with, without Board. 618T ST., 111 EAST.—CHOICE ROOMS IN A PRI-vate German family: accommodations first class. Apply. 82D ST., 210 EAST -PLEASANT ROOM AND GOOD table in bouse with owner; reference exchanged; moderate.

past St., 37 WEST.-IN A BEAUTIFULLY DEc-praise house, a private family have a bandsomely fur-sished suite of Rooms, with connecting bath; table un-xceptional. HANDSOMELY PURNISHED PARLOR, BEDROOM, oath, for one or two gestlemen, in private family, near Eighteenth atreet Sixth avanue "L" station. Address E. B., 340 Herald Uptown. SPLENDID OPPORTUNITY IN PRIVATE FAMILY— two furnished Rooms to les, breakfast if desired, to gen-lemen; convenient to all parts of city. Address N. O., 50 Herald Uptown.

BOARD AND LODGING WANTED. HOARD WANTED BY GENTLEMAN AND WIFE in quiet, respectable family, between 14th and 85th sta-preferred; give full particulars; references. GAD, Har-aid office. GENTLEMAN, WIFE AND FOUR CHILDREN WANT Suits of Rooms, with Board, in good, reliable house, respectable neighborhood. Address REFERENCES, 204 Herald.

Herald.

GENTLEMAN, WIFE AND DAUGHTER AGED 14: third story front and hall Room, between 4th and 6th ave., 34th to 50th st.; not to oxcord 255 week. Address Lenox, 1,238 Broadway.

WANTED-HEATED ROOM, WITH OR WITHOUT Board, for gentleman, near old Trinity Church. Address, stating terms and other particulars, INSURANCE, box 170 Herald office. YOUNG GENTLEMAN WANTS BOARD IN PROTES-tant family; no other bearders; \$24 month. Edwards, 254 Sth.av.

WINTER RESORTS. A .- A .- THE LAKEWOOD,

LAKEWOOD, N. J., NOW OPEN TO THE PUBLIC.

1,806 9TH AV.—SEVEN ROOMS, STEAM HEATED; rent \$25 to \$30. BARNETT & CO., 9 East 125th, or corner of 9th hav, and 103d st.

1818.—THREK ROOMS AND BATHKOOM; OWNER supplies hot water; steam heat; all improvements, EDS tast of the control of the cont